



March 18, 2021

Lee's Summit City Hall
LSMO Development Services
Attn: Shannon McGuire
220 SE Green
Lee's Summit, MO 64063

RE: Osage First Plat

We are responding to your comments dated December 15, 2020 and are submitting with this letter revised plans. Please find the original comments below and our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in black ink that reads "Nelson Willoughby". The signature is fluid and cursive.

Nelson Willoughby

Final Plat Comments

Fire Review

1. IFC 503.2.5. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Provide for a temporary turn around in compliance with the City of LS Design and Construction Manual.

A temporary turn around has been provided at the end of SW Rutherford Drive, as required during the plan review process due to length.

2. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 international Fire Code.

Acknowledged

The following changes were also included with this submittal:

The Planning Commission Secretary was changed from Carla Dial to John Lovell. This change is displayed on sheets 1, 2 and 3.

The restriction note now reads "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineering." The *lines or* language has been removed after drainage flow. This comment originated from the Hawthorn Ridge 2nd Plat (Application Number PL2019234) comments dated January 28, 2021. This change is displayed on sheets 1, 2 and 3.

The utilities easements dedicated by the SALVAGGIO'S RANCH have been vacated. These utility easements were vacated by Instrument Number 2021E0014243. This change is displayed on the sheets 2 and 3 of the plat drawing.